

YEOVIL TOWN COUNCIL

MINUTES of a meeting of the **PLANNING AND LICENSING COMMITTEE** held in the Town House, 19 Union Street, Yeovil on Monday 2 June 2008

(7.00pm to 8.30pm)

Present:

Philip Chandler (Chairman)
J Vincent Chainey
Clive Davis
Julian Freke
Pete Goodman
John Grana
Simon Hester
Tom Parsley
Wes Read
Dave Recardo

Also Present:

Andrew Collins – Planning Officer, SSDC
Sally Bing - Assistant Town Clerk

7/219 **MINUTES**

The Minutes of the previous meeting held on 13th May and 19th May 2008, copies of which had been circulated, were approved as a correct record and signed by the Chairman.

7/220 **APOLOGIES FOR ABSENCE**

There were no apologies for absence.

7/221 **DECLARATIONS OF INTEREST**

J Vincent Chainey, Julian Freke, Tom Parsley, and David Recardo referred to their membership of South Somerset District Council and indicated that whilst they might speak and possibly vote on applications which may be referred to that Council for determination, they would reconsider such applications at District level taking into account all relevant evidence and representations made at that tier.

Clive Davis declared a personal interest in the Somerset County Council consultation application number 08/02279/R3C (agenda item 9) due to his ownership of properties in the area.

Julian Freke declared a personal and prejudicial interest in application number 08/01967/FUL, demolition of a two storey extension and the erection of a two storey extension to dwelling house. 45 Camborne Grove, Yeovil due to his friendship with the applicant.

Philip Chandler declared a personal and prejudicial interest in amended plans application number 08/01484/FUL. The conversion of existing public house into seven flats, Nelson Inn, Eastland Road, Yeovil as the Tenant and Residents Association in the area were keen to see the possibility of the building put to community use and Philip Chandler was the Chairman of the Tenant and Residents Association.

All members declared a personal interest in application number 08/02154/R3D, the construction of new public conveniences and alterations to car park layout, car park Peter Street, Yeovil as the Town Council were partnership funding the cost of provision of the toilets.

7/222 **PLANS LIST**

1. Planning Application: 08/01644/FUL

Site Address:	The Knoll Nursing Home 33 Preston Road Yeovil
Ward :	Yeovil (West)
Proposal :	The erection of single storey extensions to nursing home (GR 355040/116432)
Recommending Case Officer:	Andrew Collins
Target date :	12th June 2008
Applicant :	Mr M Ghuman
Type :	Minor Other less than 1,000 sq.m or 1ha

The Planning Officer explained that in correction of the report the application was for an additional eight bedrooms. Concern was raised that the numerous additions to the property over the years had accumulated to form an untidy site.

In answer to a query regarding screening the Planning Officer explained that there was an existing c-shaped building not shown on the site plan which would form some screening and also substantial landscaping.

Concern was also raised that additional bedrooms without an increase in levels of staffing would result in a reduction in standards of care. It was further noted that as the current parking area was not delineated it was unclear whether 15 cars could realistically park in the parking area. As the car park had not been marked out it was also noted that the provision of 15 cars did not allow for any disabled accessible bays. The Planning Officer confirmed that no letters of objection or representation had been received in respect of this application.

RECOMMENDED REFUSAL

on the grounds of over-development of the site, insufficient parking, potential increase in traffic and that the proposals would be detrimental to the character of the conservation area.

2. Planning Application: 08/01770/FUL

Site Address:	Land Adjoining 4 East Coker Road Yeovil
Ward :	Yeovil (South)
Proposal :	The erection of a two storey dwelling with attached garage (GR354984/114642)
Recommending Case Officer:	Andrew Collins
Target date :	18th June 2008
Applicant :	Mr M Hodge
Type :	Minor Offices less than 1,000 sq.m or 1ha

The Planning Officer informed the Committee that the vehicular access to the site was now proposed to be from East Coker Road and that four letters of representation had been received from immediate neighbours raising concerns regarding the size of the dwelling, the impact on the amenity space in the area, the impact on the street scene and the potential loss of trees.

Norman Bailey, objector, explained to the Committee that if developed the house would be the third to be erected in the grounds of the property. He felt that the proposed footprint of the building was too large for the site as it would almost occupy the extent of the site from north to south. He further added that the building would be very close to the house at number 4, East Coker Road (applicant's property) and would look directly down on number 9 East Coker Road due to the ground levels in the area.

In response to a query the Planning Officer confirmed that the trees on site were not within a conservation area or subject to tree preservation orders. During the ensuing discussion it was noted that the proposal was for a dwelling in a unique area with large houses on substantial plots. However, two other dwellings had already been erected in the garden of 4 East Coker Road in the past. It was felt that the enormity of the development in relation to the size of the site was over dominant and would be intrusive.

RECOMMENDED REFUSAL

on the grounds of over-development of the site, that the proposal was not conducive to the character of the area and would be over-dominant within the street scene.

3. Planning Application: 08/01773/FUL

Site Address:	Garages And Parking Areas Lowther Road Yeovil
Ward :	Yeovil (East)
Proposal :	The erection of three dwellings (GR: 357226/117182)
Recommending Case Officer:	Greg Lester
Target date :	26th June 2008
Applicant :	South Somerset Homes Ltd
Type :	Minor Dwellings 1-9 site less than 1ha

The Planning Officer explained to the Committee that the application had been submitted following the discovery of a gas main on site which required the properties to be moved 1 metre. Concern was raised by the Committee regarding site safety and security and whilst it was recognised that this could not be taken into account as part of the planning application, members felt strongly that representation should be made to the applicants to ensure that they were aware of the severity of the situation.

RECOMMENDED APPROVAL

and resolved that a letter be sent to South Somerset Homes from the Town Council and copied to the Health and Safety Executive raising concerns regarding site safety and security on the site.

4. Planning Application: 08/01792/LBC

Site Address:	Knapp Grange 221 Preston Road Yeovil
Ward :	Yeovil (South)
Proposal :	Minor external alterations (GR 353653/116131)
Recommending Case Officer:	Marianne Fettis
Target date :	7th July 2008
Applicant :	Michael Brown
Type :	Other LBC Alteration

Discussion took place regarding the visibility of the sound box on a listed building and whilst it was felt that the box should be designed to blend in with the ham stone of the building, it was conversely understood that part of the purpose of the sound box was to be a deterrent.

RECOMMENDED APPROVAL

5. Planning Application: 08/01967/FUL

Site Address:	45 Camborne Grove Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	Demolition of two storey extension and the erection of a two storey extension to dwelling house (GR: 357037/116414)
Recommending Case Officer:	Greg Lester
Target date :	1st July 2008
Applicant :	R Robertson & M Stayner
Type :	Other Householder - not a Change of Use

(Julian Freke, having declared a personal and prejudicial interest in respect of this application left the room during its consideration and took no part in the discussion or voting thereon).

It was noted that the proposals would tidy up the site and there would no access problem as access would be gained from the rear.

RECOMMENDED APPROVAL

6. Planning Application: 08/02059/FUL

Site Address:	46 Grass Royal Yeovil Somerset
Ward :	Yeovil (East)
Proposal :	The erection of a two storey rear extension (GR 356374/116636)
Recommending Case Officer:	Mr Dominic Heath-Coleman
Target date :	24th June 2008
Applicant :	Robert Austin
Type :	Other Householder - not a Change of Use

The Planning Officer informed the Committee that no objections had been received from Highways and Technical Services had advised that soakaways should be provided to absorb surface water. It was recognised that the application would rectify and improve alterations that had been made on the site in the past.

Robert Austin, applicant, explained to the Committee that the neighbouring property to the west of the site was the same length as his property was proposed to be and the property on the east side had a shed immediately adjacent to the boundary fence, so the proposed extension would not have a detrimental effect to light on that property.

RECOMMENDED APPROVAL

7. Planning Application: 08/02154/R3D

Site Address:	Car Park Peter Street Yeovil
Ward :	Yeovil (Central)
Proposal :	The construction of new public conveniences and alterations to car park layout (GR: 355801/115913)
Recommending Case Officer:	Greg Lester
Target date :	7th July 2008
Applicant :	Property Services
Type :	Other

The Planning Officer explained to the Committee that County Highways had raised no objections to the application and Wessex Water had confirmed that the existing infrastructure could accommodate the additional extra flows generated.

Discussion took place regarding the siting and design of the proposed toilets and concern was raised regarding access, particularly for wheelchair users. With regard to design, the Committee was concerned that the structure would create a completely blank wall on the rear elevation, however the CCTV coverage in the area was noted. It was also felt that the roof would benefit from a steeper pitch and that increased use of natural light in addition to the sun pipes would improve the environmental impact.

RECOMMENDED REFUSAL on the grounds of lack of information, poor design in the Conservation Area, adverse effect within the setting of Listed Buildings and detrimental impact to the street scene.

7/223 **AMENDED PLANS**

1. Planning Application: 08/00820/FUL

The Planning Officer explained that the amended plans had been received as the red line used to illustrate the edge of the plan had been inaccurately delineated.

Martin Wilde, agent, explained to the Committee that the application had been subject to pre-application discussions in September 2007 and that the site plan had been drawn following advice from the District Council Planning Department. Mr Wilde was annoyed to learn that amended plans were necessary as the only change to the application was the red line boundary. The Planning Officer explained that the applicant had signed a Certificate C regarding land ownership.

RECOMMENDED APPROVAL

2. Planning Application: 08/00820/FUL

(Phil Chandler, having declared a personal and prejudicial interest in respect of this application, left the room during its consideration and took no part in the discussion or voting thereon).

The Planning Officer explained that the amendment was to the windows on the northwest elevation. The planned windows were amended to be high level to resolve issues of overlooking.

RESOLVED

that the matter be noted.

7/224 **REPORT TABLE**

The Chairman explained to the Committee that application 08/02031/FUL had been removed from the agenda as the application had been made invalid but would be re-submitted in the near future.

The Planning Officer also explained that with regard to application 08/02131/FUL, 130 Sherborne Road, Yeovil, Highways had requested that the building be ancillary to the main dwelling and not given individual use.

Concern was raised by the Committee that the demolition of a double garage would cause displacement of vehicles onto an area already troubled by insufficient parking therefore a full report was requested at a future meeting of the Committee.

RECOMMENDED APPROVAL to the applications set out in the Report Table with the exception of 08/02031/FUL as it had been removed from the agenda

and application 08/02131 as a full report was requested at the next meeting of the Planning and Licencing Committee.

7/225 **PLANNING DECISIONS**

RESOLVED

that the Planning Decisions be noted.

7/226 **CORRESPONDENCE**

There were no items of correspondence.

7/227 **SOMERSET COUNTY COUNCIL**

The Committee considered the County Council application number 08/02279/R3C.

RESOLVED

that the application be noted and supported.

Chairman

SB/HD
05/06/08